

Commissioners,

I want start by pointing out that your voting constituents in Cove Beach have NOT been heard or represented. I truly hope and believe that it is the duty of our commissioners to listen to the VOTER's that put them in office and attempt to represent their collective goals. The VOTING public in Cove Beach are united. We have asked for a drastic change by upholding the existing land use and putting an end to short term rentals. Not once do I feel like our voices are heard or that we are being represented. Commissioner Thompson, should you choose to erode our land use laws, your legacy in our district will be that you cared more about outside interest than your so-called neighbors and constituents. You have an opportunity to create a better neighborhood and in doing so creating a legacy to be proud of.. It is in your court.

Furthermore, I'm astounded that while recognizing that the County is not in compliance with zoning in the passing of the STR ordinance many years ago, your current resolution is to simply change the zoning. In my opinion there was tremendous hard work in creating land use and the country goals many years ago. By changing the zoning to satisfy STR ordinances you are undoing the work of those before you. I also firmly believe that law in relation to zoning should not be changed unless it is to the benefit of the overwhelming majority. In our case you are only satisfying the non-voting minority with the zoning change. **No short term rental in Cove Beach is owned by a Voting citizen of Clatsop County.** Please think about this statement for a second. Again, should you choose to proceed with eroding our land use, your legacy will be caring more about outside interest than your neighbors.

Finally, I want to point out that you have a unique opportunity to make for a better place to live. Isn't your mission just that. I hope you see your role as elected representatives of our county as one that makes Clatsop county a place in which our children want to remain and create their own legacy. It may seem trivial but every STR removes one more neighbor. One more teacher, one more carpenter, one more doctor, etc until there is no neighbor left. The economics are not in our favor. You have an opportunity to create a legacy by creating better places to live and I fear that you are letting that opportunity pass. Think of the great leaders of our country and state. A few come to mind. They made difficult decisions but most often in the interest of the people that live here and places we call home. This STR ordinance and proposed changing of the zoning is not the answer and will not make for a better Clatsop County. I would hope that this is clear. It should be about values. Not only does adhering to the current land use respect the work of leaders before you, it also is a clean end to this debate. There are no takings claims and there is no basis for lawsuits. You are simply upholding the laws in place, end of story.

I fear that we may be left to follow our fellow Oregonians in Lincoln County and put the issue to the vote of the people because our elected leaders refuse to enact the will of the people. Please do the right thing.

Thank you

Jason Stegner
Resident and Neighbor – Cove Beach